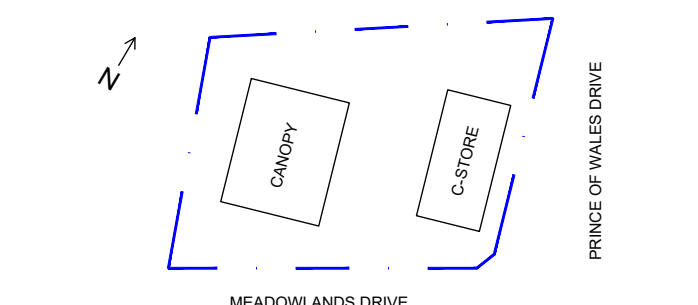


Q	2024-12-06	ISSUED FOR SPA PHASE 3 REVIEW
P	2024-11-27	ISSUED FOR CLIENT REVIEW (SPC COMMENTS)
N	2024-10-23	FOR ARBOURIST REVIEW
M	2024-09-27	FOR MUNICIPAL DISCUSSION
L	2024-09-19	ISSUED FOR CLIENT REVIEW
K	2024-09-05	ISSUED FOR CLIENT REVIEW
J	2024-08-01	ISSUED FOR SPC - PHASE 3
H	2024-01-11	ISSUED FOR SPC-PHASE 3 CLIENT REVIEW
G	2024-01-03	ISSUED FOR SPC-PHASE 3 CLIENT REVIEW
F	2023-11-03	ISSUED FOR SPC-PHASE 3 CLIENT REVIEW
E	2023-10-17	CLIENT / MUNICIPAL REVIEW
D	2023-09-13	ISSUED FOR CLIENT REVIEW
C	2023-08-29	ISSUED FOR CLIENT REVIEW
B	2023-08-28	ISSUED FOR CLIENT REVIEW
A	2023-06-07	ISSUED FOR CLIENT REVIEW
VR	DATE	DESCRIPTION



LOCATION PLAN



GENERAL NOTES

- ALL WORK CARRIED OUT ON SITE SHALL BE COMPLETED IN ACCORDANCE WITH ALL LOCAL BYLAWS, STANDARDS, REGULATIONS CODES AND ACTS.
- WHERE MUNICIPAL STANDARDS ARE USED THE CONTRACTOR SHALL VERIFY THAT THE CURRENT STANDARDS ARE USED.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE SUBJECT TO VERIFICATION.
- THIS SITE PLAN WAS CREATED FROM TOPOGRAPHICAL PLAN DRAWING AND DATA PREPARED BY GEOVERRA, DATED JULY 7TH, 2022 AND PROVIDED TO CTM DESIGN SERVICES LTD.
- G.C. TO PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION, UNLESS PLANS CALL FOR THEIR REMOVAL / MODIFICATION. GAS, HYDRO, TELEPHONE, OR ANY OTHER UTILITY THAT MAY EXIST ON THE SITE OR WITHIN THE STREET LINES MUST BE LOCATED BY THE RESPECTIVE UTILITY AND VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD SUBSTANTIAL DISCREPANCIES BECOME APPARENT.

LEGEND

PROPERTY LINE / LEASE LINE	YL
STREET LIGHT	SL
TRAFFIC SIGNAL	TS
POWER POLE	PP
MANHOLE	MH
TRAFFIC SIGN	TS
VENT RACK	
EX. OVERHEAD LINE	DH
DIRECTIONAL TRAFFIC ARROW (REPRESENTATIVE, NOT INDICATIVE OF CONSTRUCTION)	
PARKING STALL #	1
PROPOSED GAS METER	G

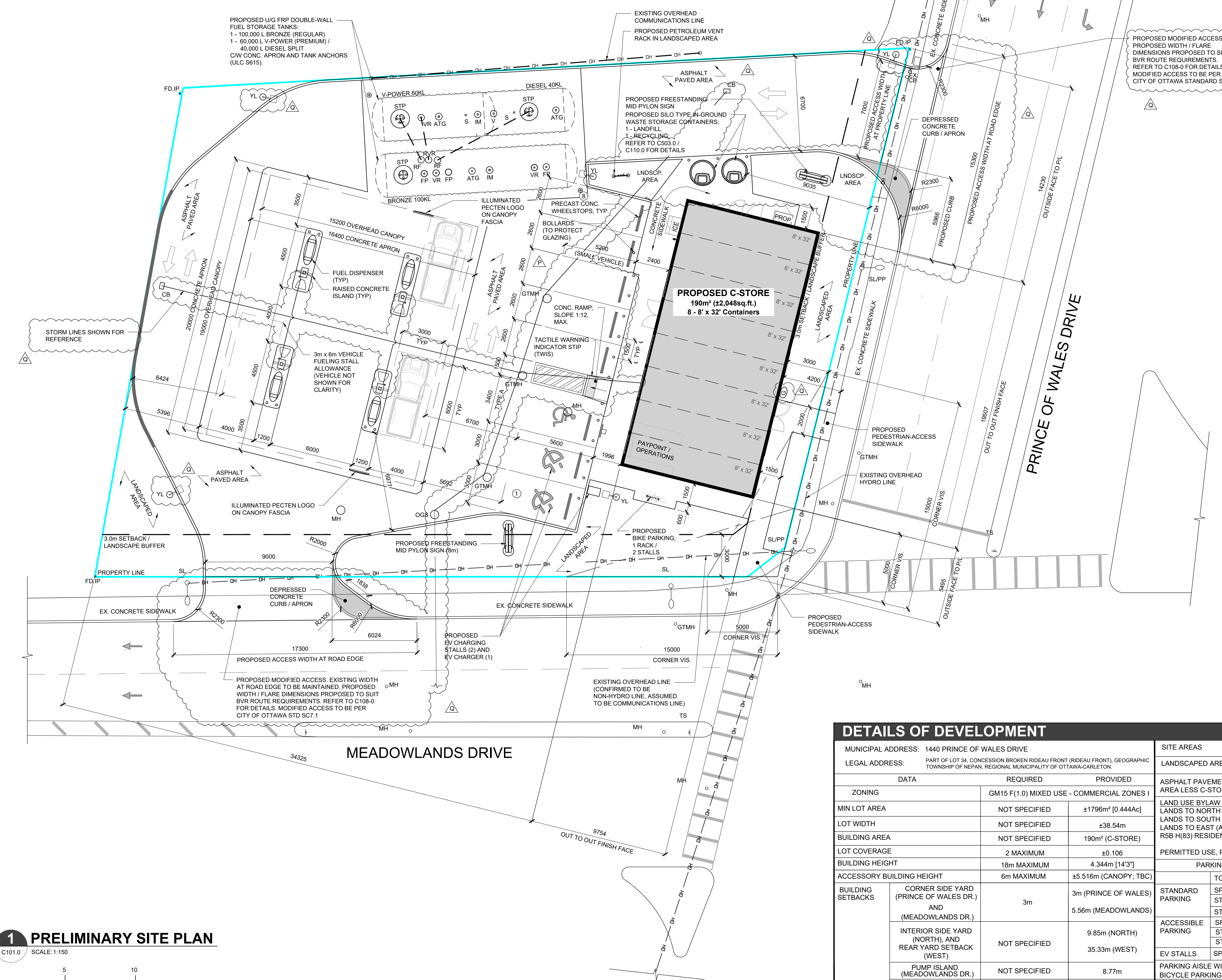
ABBREVIATIONS

VENT	V
VENT RECOVERY	VR
REMOTE VENT RECOVERY	RVR
FILL	F
REMOTE FILL	RF
AUTOMATED TANK GAUGE	ATG
INTERSTITIAL MONITOR	IM
SUBMERSIBLE TURBINE PUMP	STP
EXISTING	EX

DETAILS OF DEVELOPMENT

MUNICIPAL ADDRESS: 1440 PRINCE OF WALES DRIVE			SITE AREAS	
LEGAL ADDRESS: PART OF LOT 34, CONCESSION BROKEN RIDEAU FRONT (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPAN, REGIONAL MUNICIPALITY OF OTTAWA-CARLETON			TOTAL	SITE COVERAGE
ZONING	REQUIRED	PROVIDED	LANDSCAPED AREA	311.12m ² ±17.3%
	GM15 F(1.0) MIXED USE - COMMERCIAL ZONES I		ASPHALT PAVEMENT & CONCRETE AREAS (SITE AREA LESS C-STORE AREA AND LANDSCAPED AREA)	±1295m ² ±72.1%
MIN LOT AREA	NOT SPECIFIED	±1796m ² [0.444Ac]	LAND USE BYLAW SUMMARY: LANDS TO NORTH AND WEST (RIDEAU VIEW MALL): GM15 F(1.0) MIXED-USE ZONES I LANDS TO SOUTH (ACROSS MEADOWLANDS DRIVE): GM15 MIXED-USE ZONES I LANDS TO EAST (ACROSS PRINCE OF WALES DRIVE): R5B H(83) RESIDENTIAL FIFTH DENSITY ZONE / O1H[327] PARKS AND OPEN SPACE ZONE	
LOT WIDTH	NOT SPECIFIED	±38.54m	PERMITTED USE, PER GM15 SUBZONE: GAS BAR	
BUILDING AREA	NOT SPECIFIED	190m ² (C-STORE)	PARKING	
LOT COVERAGE	2 MAXIMUM	±0.106	TOTAL	8
BUILDING HEIGHT	18m MAXIMUM	4.344m [14'3"]	STANDARD PARKING	5
ACCESSORY BUILDING HEIGHT	6m MAXIMUM	±5.516m (CANOPY); TBC	SPACES	5.2m MINIMUM
BUILDING SETBACKS	CORNER SIDE YARD (PRINCE OF WALES DR.) AND (MEADOWLANDS DR.)	3m (PRINCE OF WALES) AND 5.56m (MEADOWLANDS)	STALL LENGTH	5.6m, TYP
	INTERIOR SIDE YARD (NORTH), AND REAR YARD SETBACK (WEST)	NOT SPECIFIED	STALL WIDTH	2.6m MINIMUM
	PUMP ISLAND (MEADOWLANDS DR.)	NOT SPECIFIED	SPACES	1 (TYPE A)
	CANOPY (MEADOWLANDS DR.)	NOT SPECIFIED	STALL LENGTH	5.2m MINIMUM
			STALL WIDTH	3.4m
			EV STALLS	NOT SPECIFIED
			PARKING AISLE WIDTH (MIN) BICYCLE PARKING	6.7m FOR 90° PARKING
				±6.7m

* PER NS91 TABLE 101 IN ZONING BYLAW 2008-200. GAS BAR MINIMUM PARKING SPACE RATE = "NONE" CONVENIENCE STORE USE ACCESSORY TO GAS BAR, NO ADDITIONAL REQUIRE PARKING ACCOUNTED FOR



1 PRELIMINARY SITE PLAN



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